



Legislation Details (With Text)

File #:	ANX2016-11039	Version:	1	Name:	1st rdg; Ord. #8997-17, 8998-17, 8999-17; ANX2016-11039; Thomas, Catherine / JO JOZ LLC; 1515 Stevenson Drive / 1316 Woodbine Street
Type:	Planning Case	Status:			Passed
File created:	1/26/2017	In control:			Planning & Development
On agenda:	2/16/2017	Final action:			2/16/2017
Title:	Approve the annexation, initial Future Land Use Map designation of Residential Low (RL) and initial Zoning Atlas designation of Low Medium Density Residential (LMDR) District for 1515 Stevenson's Drive and 1316 Woodbine Street, together with certain abutting right-of-way of Stevenson's Drive and Carol Drive, and pass Ordinances 8997-17, 8998-17, 8999-17 on first reading. (ANX2016-11039)				

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ordinance 8997-17 Proposed Annexation, 2. Ordinance 8998-17 Future Land Use, 3. Ordinance 8999-17 Zoning, 4. Maps and Photographs

Date	Ver.	Action By	Action	Result
2/16/2017	1	City Council		
2/13/2017	1	Council Work Session		
2/13/2017	1	Council Work Session		

SUBJECT/RECOMMENDATION:

Approve the annexation, initial Future Land Use Map designation of Residential Low (RL) and initial Zoning Atlas designation of Low Medium Density Residential (LMDR) District for 1515 Stevenson's Drive and 1316 Woodbine Street, together with certain abutting right-of-way of Stevenson's Drive and Carol Drive, and pass Ordinances 8997-17, 8998-17, 8999-17 on first reading. (ANX2016-11039)

SUMMARY:

These voluntary annexation petitions involve 0.34-acres of property consisting of two parcels of land each occupied by a single-family dwelling. The first parcel of 0.167 acres is located at the southeast corner of Stevenson's Drive and Carol Drive, approximately 280 feet west of N. Betty Lane (1515 Stevenson's Drive) and the second parcel of 0.18 acres is located on the north side of Woodbine Street, approximately 340 feet east of N. Betty Lane (1316 Woodbine Street). Both applicants are requesting annexation in order to receive solid waste service from the City, and the applicant for 1316 Woodbine Street is also requesting to receive sanitary sewer service. The Development Review Committee is proposing that the 0.49-acres of abutting Stevenson's Drive and Carol Drive right-of-way not currently within the city limits also be annexed. Both parcels are contiguous to existing city boundaries along at least one property boundary. It is proposed that the properties be assigned a Future Land Use Map designation of Residential Low (RL) and a Zoning Atlas designation of Low Medium Density Residential (LMDR).

The Planning and Development Department determined that the proposed annexations are consistent with the provisions of Community Development Code Section 4-604.E as follows:

- Both properties currently receive water service from Pinellas County. The applicant for 1316 Woodbine Street is requesting sanitary sewer and the closest line is located in the adjacent Woodbine Street right-of-way. The applicant has paid the City's sewer impact and assessment fees and is aware of the additional costs to extend City sewer service to this property. For the property located at 1515 Stevenson's Drive the closest sanitary sewer line is located in the adjacent Stevenson's Drive right-of-way, and the applicant is aware of the additional costs to extend City sewer service to this property. The applicant has chosen not to connect to sanitary sewer at this time and is aware of the associated monthly fee. Collection of solid waste for both properties will be provided by the City of Clearwater. The properties are located within Police District II and service will be administered through the district headquarters located at 645 Pierce Street. Fire and emergency medical services will be provided to these properties by Station 51 located at 1720 Overbrook Avenue. The City has adequate capacity to serve these properties with sanitary sewer, solid waste, police, fire and EMS service. The proposed annexations will not have an adverse effect on public facilities and their levels of service; and
- The proposed annexations are consistent with and promote the following objectives and policy of the Clearwater Comprehensive Plan:

Objective A.6.4 Due to the built-out character of the City of Clearwater, compact urban development within the urban service area shall be promoted through application of the Clearwater Community Development Code.

Objective A.7.2 Diversify and expand the City's tax base through the annexation of a variety of land uses located within the Clearwater Planning Area.

Policy A.7.2.3 Continue to process voluntary annexations for single-family residential properties upon request.

- The proposed Residential Low (RL) Future Land Use Map category is consistent with the current Countywide Plan designation of these properties. This designation primarily permits residential uses at a density of 5 units per acre. The proposed zoning district to be assigned to these properties is the Low Medium Density Residential (LMDR) District. The use of the properties is consistent with the uses allowed in the District and the properties exceed the District's minimum dimensional requirements. The proposed annexations are therefore consistent with the Countywide Plan and the City's Comprehensive Plan and Community Development Code; and
- Both parcels are contiguous to existing city boundaries along at least one property boundary; therefore the annexations are consistent with Florida Statutes Chapter 171.044.

APPROPRIATION CODE AND AMOUNT: N/A

USE OF RESERVE FUNDS: N/A